

EXHIBIT B



1111 METROPOLITAN AVE, STE 700
CHARLOTTE, NC 28204
Mailing: P.O. BOX 36799
CHARLOTTE, NC 28236-6799
704.206.8300 | WWW.COLLETT.BIZ

September 19, 2018

Sears Holding Corp.
Property Tax Department; B2-110A
3333 Beverly Road
Hoffman Estates, IL 60179

RE: 2017 Property Taxes Due - REVISED
Kmart #3808
Broad Street Station Shopping Center
Statesville, North Carolina

Dear Sir or Madam:

Enclosed please find a revised copy of the 2017 property tax bill for the above referenced property. The building value was in error on the previous billing. Please see our calculation of your pro-rata share below:

	<u>Land Acres</u>	<u>Bldg SF</u>
Demised Premises:	8.4234	86,479
Total Ground Floor Area:	15.6418	141,663
Prorata Share:	53.85%	61.05%

	<u>Land</u>	<u>Building</u>	<u>Total</u>
Value	2,968,320	5,763,410	8,731,730
Tax Rate	0.9875	0.9875	0.9875
Total Tax	23,312.16	56,913.67	86,225.84
Prorata Share	53.85%	61.05%	

TOTAL AMOUNT DUE	\$15,784.60	\$34,745.80	\$50,530.40
LESS AMOUNT PAID			<u>-\$49,428.66</u>
BALANCE DUE			\$ 1,101.74

Please send the check payable to: Broad Street Station Shopping Center, LLC
c/o Collett
PO Box 36799
Charlotte, NC 28236-6799

Your prompt attention to this matter would be greatly appreciated.

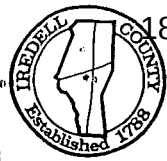
Sincerely,

COLLETT AS AGENT FOR BROAD STREET STATION, LLC

Margaret L. Frye
Lease Administration

Enclosure





18-23538-sh Doc 2238-2 Filed 01/31/19 Entered 01/31/19 13:39:29
 IREDELL COUNTY TAX COLLECTOR
 PO BOX 1027
 STATESVILLE NC 28687-1027
www.co.iredell.nc.us

IREDELL COUNTY PROPERTY TAX BILL
 IMPORTANT INFORMATION - PLEASE READ

INTEREST: Accrues at the rate of 2% for January & 3/4% each month thereafter.
 Taxes are delinquent after January 5, 2018.
PROPERTY SOLD: Ownership is determined as of Jan. 1, 2017 (NCGS 105-285). If you have sold the real property assessed to you, please forward this tax notice to the new owner. The new owner will not receive a bill but will receive a notice of taxes due.

FAILURE TO PAY: Delinquent taxes are subject to garnishment of wages, levy on personal property, attachment of bank accounts, and foreclosure proceedings AFTER January 5. See back of this bill for more information.

PAYMENT OPTIONS: See payment information on the back of this tax bill.

START MAKING PAYMENTS TODAY IF YOU ARE UNABLE TO PAY IN FULL BY JANUARY 5, 2018 - SEE BACK OF TAX BILL.

APPEALS: See reverse side of this bill for more information.

SOLID WASTE FEE: This annual fee supports the construction and operation of the Iredell County landfill. This is an availability fee charged for each home, mobile home site, and apartment unit. The landfill charges a non-residential waste fee by ton or load. Landfill stickers are available at the Solid Waste Facility only.

ESCROW / MORTGAGE ACCOUNTS: The property owner is responsible for ensuring full payment of this bill. If "YES" appears in the box below, a copy of this bill has been forwarded to an escrow company. If your taxes are escrowed, and the box below is blank, forward this bill to your mortgage holder.

TAXES ESCROWED: ☐

Page 1 of 1

SEE THE BACK OF THIS BILL FOR MORE INFORMATION

ACCOUNT NUMBER	BILL NUMBER	TAX YEAR	BILL DATE	DUE DATE	PAST DUE AFTER																
77372457	2017012337	2017	08/04/2017	09/01/2017	01/05/2018																
PARCEL ID: 4744875262.000 DESCRIPTION: L1-25 #1-11 CAROLINA ST PROPERTY ADDRESS: 1670 E BROAD ST ACREAGE OR LOTS: 15.46AC			Personal Property Detail																		
REAL ESTATE VALUE: \$8,731,730.00 PERSONAL PROPERTY VALUE: \$.00 DEFERRED: EXEMPTION APPLIED: \$.00																					
TOTAL TAX VALUE: \$8,731,730.00																					
<table border="1"> <thead> <tr> <th>TAX DISTRICT</th> <th>TAX RATE</th> <th>TAX AMOUNT</th> <th>LATE LIST PENALTY</th> </tr> </thead> <tbody> <tr> <td>COUNTY</td> <td>\$.5275</td> <td>\$46,059.88</td> <td></td> </tr> <tr> <td>STATESVILLE</td> <td>\$.4600</td> <td>\$40,165.96</td> <td></td> </tr> <tr> <td colspan="2">TOTAL TAX DUE</td> <td colspan="2">\$86,225.84</td> </tr> </tbody> </table>						TAX DISTRICT	TAX RATE	TAX AMOUNT	LATE LIST PENALTY	COUNTY	\$.5275	\$46,059.88		STATESVILLE	\$.4600	\$40,165.96		TOTAL TAX DUE		\$86,225.84	
TAX DISTRICT	TAX RATE	TAX AMOUNT				LATE LIST PENALTY															
COUNTY	\$.5275	\$46,059.88																			
STATESVILLE	\$.4600	\$40,165.96																			
TOTAL TAX DUE		\$86,225.84																			
IT IS IMPORTANT THAT YOU CHECK THIS BILL FOR ACCURACY! Verify the Tax Districts listed and call the County Assessor's Office if errors exist. District taxes become a lien on property even if they do not appear on this bill. N.C.G.S. 105-348																					
See reverse side of this bill for a chart of County services paid for in part by your property tax payments.																					

You may pay in person at the Office of the Tax Collector 135 E. Water St. Statesville, NC 28677
 OFFICE HOURS: 8:00 AM - 5:00 PM MONDAY - FRIDAY

THIS SECTION MUST BE RETURNED WITH PAYMENT

ACCOUNT NUMBER	BILL NUMBER	DUE DATE	TAX YEAR	TOTAL AMOUNT DUE	10% Penalty for checks returned by the bank
77372457	2017012337	09/01/17	2017	\$86,225.84	
Mailing address changes may be made online at: www.bttaxpayerportal.com/TaxpayerPortalIR/AddressChangeRequest				CONTACT PHONE NUMBERS ON REVERSE SIDE.	

MAKE CHECK PAYABLE & REMIT TO:

(Include the account # and bill # on your payment)

IREDELL COUNTY TAX COLLECTOR
 C/O FIRST CITIZENS BANK
 PO BOX 63030
 CHARLOTTE NC 28263-3030



CREDIT CARD PAYMENTS THROUGH OUTSIDE AGENCY:

By phone dial toll free 1-800-272-9829 or visit our website at www.co.iredell.nc.us. Jurisdiction Code 4342. A charge will be added if you choose to complete the transaction.

BROAD STREET STATION SHOPPING
 C/O COLLETT & ASSOCIATES
 PO BOX 36799
 CHARLOTTE NC 28236-6799

01233717600086225844

View All Cards Next Card

IREDELL COUNTY

BROAD STREET STATION SHOPPING
1670 E BROAD ST
77372457

Return/Appeal Notes:

Parcel: 4744-87-5262 . 000

PLAT: / UNIQ ID 486061

BROAD STREET STAT/K-MART
CARD NO. 1 of 3

ID NO: 0106H06000F085

Reval Year: 2015 Tax Year: 2017 L1-25 #1-11 CAROLINA ST BROAD ST STAT
Appraised by 41 on 01/01/2015 01000 SIGNAL HILL COMMERCIAL

15,460 AC
TW-01

SRC=

CI-01

FR-66

EX-

AT-

LAST ACTION 20170131

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION		CORRELATION OF VALUE		
Foundation - 4		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard 0.41000			
Spread Footing 8.00													
Sub Floor System - 2		58	06	91,210	126	44.10	4022361	1992	1989	CREDENCE TO MARKET			
Slab on Grade 8.00										% GOOD 59.0			
Exterior Walls - 11		TYPE: Retail Warehouse STYLE: 1 - 1.0 Story WAREHOUSE/INDUSTRIAL									DEPR. BUILDING VALUE - CARD 2,373,190		
Concrete Block 33.00											DEPR. OB/XF VALUE - CARD 285,110		
Exterior Walls - 21											MARKET LAND VALUE - CARD 2,968,320		
Face Brick 0.00											TOTAL MARKET VALUE - CARD 5,626,620		
Roofing Structure - 10													
Steel Frame or Truss 18.00											TOTAL APPRAISED VALUE - CARD 5,626,620		
Roofing Cover - 04											TOTAL APPRAISED VALUE - PARCEL 8,731,730		
Built Up Tar and Gravel 5.00													
Interior Wall Construction - 5											TOTAL PRESENT USE VALUE - PARCEL 0		
Drywall/Sheetrock 17.00											TOTAL VALUE DEFERRED - PARCEL 0		
Interior Floor Cover - 07											TOTAL TAXABLE VALUE - PARCEL 8,731,730		
Vinyl Tile 8.00													
Heating Fuel - 03											PRIOR		
Gas 1.00											BUILDING VALUE 4,624,310		
Heating Type - 04											OBXF VALUE 362,690		
Forced Air - Ducted 7.00											LAND VALUE 3,561,980		
Air Conditioning Type - 03											PRESENT USE VALUE 0		
Central 8.00											DEFERRED VALUE 0		
Commercial Heat & Air - 2											TOTAL VALUE 8,548,980		
Packaged Unit 0.00													
Structural Frame - 06													
Steel 15.00													
Ceiling & Insulation - 03													
Suspended - Ceiling and Wall Insulated 8.00		+ - - - - - - - - - - 360 - - - - - +											
Floor Number - 1		I B A S											
Floor 0.00		I											
Half-Bathrooms		I											
BAS - 0 FUS - 0 LL - 0		I											
Plumbing Fixtures		I											
12.00 1.000		I											
Office		I											
BAS - 0 FUS - 0 LL - 0		I											
TOTAL POINT VALUE 137.000		+ 18											
BUILDING ADJUSTMENTS													
Market/Design		2		FACTOR 2		1.0000							
Non-Std Wall Height		0		Non-Std Wall Height		1.0000							
Quality		3		AVERAGE		1.0000							
Size		Size		Size		0.9200							
TOTAL ADJUSTMENT FACTOR											0.920		
TOTAL QUALITY INDEX											126		
		+ - 47 - + 34 + 14 - - - - - 265 - - - - - +											
		+ CAN - - 95 - - +											
PERMIT													
CODE		DATE		NOTE		NUMBER		AMOUNT					
ROUT: WTRSHD!													
SALES DATA													
OFF. RECORD		DATE		DEED		Q/UV/I		INDICATE					
BOOK		PAGE		MOYR		TYPE		SALES PRICE					
I 00677		0185		6 1982		WD		Q V		450000			
I 00916		0036		3 1994		WD		X I		0			
I 00783		0239		4 1989		WD		X V		9000			
I 00779		0615		1 1989		WD		X V		600000			
I 00677		0802		6 1982		WD		X V		1			
BUILDING AREA 90,890													
NOTES													
PN147587 2/08 PN151538 7/08 PN152952 10/08//NCV 1 0//PN147587 2/08 PN151538 7/08 PN152952 10/08//NCV 1 0//													

SUBAREA				CODE	DESCRIPTION	COUNT	TH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE
BAS	90,890	100	4008249	09	ASP PAVING	0	0	0	354,670	1.90	100	-	1989	1999		S5	30	202160
CAN	1,065	030	14112	44	CON PAVING	0	0	0	84,000	2.55	100	-	1989	1999		S5	30	64260
FIREPLACE	1	None		06	YARD LTS	0	0	0	24	2,500.00	100	-	1989	1991		S3	30	18000
					CL FENCE	0	0	0	200	11.45	100	-	1989	1999		S5	30	690
SUBAREA TOTALS					TOTAL OB/XF VALUE													285,110

BUILDING DIMENSIONS BAS=W18N100W360S245CAN=S13E95N13W14S5W34N5W47E47S5E34N5E279N5E18N140S.

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES	RF AC	LC TO	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
COMMERCIAL	0700	B-4	0	0	1.0000	0	0.4000	UPWSCG LOC CL				480,000.00	15.460	AC	0.400	192,000.00	2968320		
TOTAL MARKET LAND DATA													15.460					2,968,320	
TOTAL PRESENT USE DATA																			



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 CHARLOTTE, NC 28204
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 CHARLOTTE, NC 28236-6799
 704.206.8300 | WWW.COLLETT.BIZ

September 19, 2018

Sears Holding Corp.
 Property Tax Department; B2-110A
 3333 Beverly Road
 Hoffman Estates, IL 60179

RE: 2018 Property Taxes Due
Kmart #3808
Broad Street Station Shopping Center
Statesville, North Carolina

Dear Sir or Madam:

Enclosed please find a copy of the 2018 property tax bill for the above referenced property.
 Please see our calculation of your pro-rata share below:

	<u>Land Acres</u>	<u>Bldg SF</u>
Demised Premises:	8.4234	86,479
Total Ground Floor Area:	15.6418	141,663
Prorata Share:	53.85%	61.05%

	<u>Land</u>	<u>Building</u>	<u>Total</u>
Value	2,968,320	5,763,410	8,731,730
Tax Rate	1.0086	1.0086	1.0086
Total Tax	29,938.48	58,129.75	88,068.23
Prorata Share	53.85%	61.05%	

TOTAL AMOUNT DUE	\$16,121.87	\$35,488.21	\$51,610.08
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Please send the check payable to: Broad Street Station Shopping Center, LLC
 c/o Collett
 PO Box 36799
 Charlotte, NC 28236-6799

Your prompt attention to this matter would be greatly appreciated.

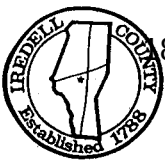
Sincerely,

COLLETT AS AGENT FOR BROAD STREET STATION, LLC

Margaret L. Frye
 Lease Administration

Enclosure

cc: Kim Fox



IREDELL COUNTY TAX COLLECTOR
 18-23538-shl Doc 2238-2 Filed 01/31/19 Entered 02/11/19 13:33:29 - Exhibit B
 PO BOX 1027
 STATESVILLE NC 28687-1027
 www.co.iredell.nc.us

Tax Bills

Pg 6 of 7

IREDELL COUNTY PROPERTY TAX BILL
 INFORMATION - PLEASE READ

INTEREST: Accrues at the rate of 2% for January & 3/4% each month thereafter.
Taxes are delinquent after January 7, 2019.
PROPERTY SOLD: Ownership is determined as of Jan. 1, 2018 (NCGS 105-285). If you have sold the real property assessed to you, please forward this tax notice to the new owner. The new owner will not receive a bill but will receive a notice of taxes due.
FAILURE TO PAY: Delinquent taxes are subject to garnishment of wages, levy on personal property, attachment of bank accounts, and foreclosure proceedings AFTER January 7, 2019. See back of this bill for more information.
PAYMENT OPTIONS: See payment information on the back of this tax bill.
START MAKING PAYMENTS TODAY IF YOU ARE UNABLE TO PAY IN FULL BY JANUARY 7, 2019 - SEE BACK OF TAX BILL.
APPEALS: See reverse side of this bill for more information.
SOLID WASTE FEE: This annual fee supports the construction and operation of the Iredell County landfill. This is an availability fee charged for each home, mobile home site, and apartment unit. The landfill charges a non-residential waste fee by ton or load. Landfill stickers are available at the Solid Waste Facility only.
ESCROW / MORTGAGE ACCOUNTS: The property owner is responsible for ensuring full payment of this bill. If "YES" appears in the box below, a copy of this bill has been forwarded to an escrow company. If your taxes are escrowed, and the box below is blank, forward this bill to your mortgage holder.

*071321/1--S 214-B 1



BROAD STREET STATION SHOPPING
 C/O COLLETT & ASSOCIATES
 PO BOX 36799
 CHARLOTTE NC 28236-6799

Page 1 of 1

SEE THE BACK OF THIS BILL FOR MORE INFORMATION

ACCOUNT NUMBER	BILL NUMBER	TAX YEAR	BILL DATE	DUE DATE	PAST DUE AFTER
77372457	2018012670	2018	08/10/2018	09/01/2018	01/07/2019
PARCEL ID: 4744875262.000 DESCRIPTION: L1-25 #1-11 CAROLINA ST PROPERTY ADDRESS: 1530 E BROAD ST ACREAGE OR LOTS: 15.46AC REAL ESTATE VALUE: \$8,731,730.00 PERSONAL PROPERTY VALUE: \$.00 DEFERRED: \$.00 EXEMPTION APPLIED: \$.00 TOTAL TAX VALUE: \$8,731,730.00			Personal Property Detail		
TAX DISTRICT	TAX RATE	TAX AMOUNT	LATE LIST PENALTY	IT IS IMPORTANT THAT YOU CHECK THIS BILL FOR ACCURACY!	
COUNTY	\$.5275	\$46,059.88		Verify the Tax Districts listed and call the County Assessor's Office if errors exist. District taxes become a lien on property even if they do not appear on this bill. N.C.G.S. 105-348	
STATESVILLE	\$.4811	\$42,008.35			
TOTAL TAX DUE			\$88,068.23	See reverse side of this bill for a chart of County services paid for in part by your property tax payments.	
You may pay in person at the Office of the Tax Collector 135 E. Water St. Statesville, NC 28677 OFFICE HOURS: 8:00 AM - 5:00 PM MONDAY - FRIDAY					

THIS SECTION MUST BE RETURNED WITH PAYMENT

ACCOUNT NUMBER	BILL NUMBER	DUE DATE	TAX YEAR	TOTAL AMOUNT DUE	10% Penalty for checks returned by the bank
77372457	2018012670	09/01/18	2018	\$88,068.23	
Mailing address changes may be made online at: www.bttaxpayerportal.com/TaxpayerPortalIR/AddressChangeRequest				CONTACT PHONE NUMBERS ON REVERSE SIDE.	

MAKE CHECK PAYABLE & REMIT TO:

(Include the account # and bill # on your payment)

IREDELL COUNTY TAX COLLECTOR
 C/O FIRST CITIZENS BANK
 PO BOX 63030
 CHARLOTTE NC 28263-3030



CREDIT CARD PAYMENTS THROUGH OUTSIDE AGENCY:

By phone dial toll free 1-800-272-9829 or visit our website at www.co.iredell.nc.us. Jurisdiction Code 4342. A charge will be added if you choose to complete the transaction.

BROAD STREET STATION SHOPPING
 C/O COLLETT & ASSOCIATES
 PO BOX 36799
 CHARLOTTE NC 28236-6799

01267018800088068234

View All Cards

Next Card

IREDELL COUNTY

9/19/2018 3:23:48 PM

BROAD STREET STATION SHOPPING

1530 E BROAD ST
77372457

Return/Appeal Notes:

Parcel: 4744-87-5262 . 000

PLAT: / UNIQ ID 486061

BROAD STREET STAT/K-MART ID NO: 0106H06000F085

CARD NO. 1 of 3

15.460 AC

TW-01

SRC=

CI-01 FR-66 EX-

AT-

LAST ACTION 20170919

COUNTY (100), STATESVILLE (100)
Reval Year: 2015 Tax Year: 2018 L1-25 #1-11 CAROLINA ST BROAD ST STAT
Appraised by 41 on 01/01/2015 01000 SIGNAL HILL COMMERCIAL

CONSTRUCTION DETAIL		MARKET VALUE		DEPRECIATION		CORRELATION OF VALUE	
Foundation - 4	8.00	USE MOD	Eff. Area	BASE RATE	RCN	EYB	AYB
Spread Footing	8.00	58	06	91,210	126	44.10	4022361
Sub Floor System - 2	8.00	1992	1989	Standard 0.41000		% GOOD	
Slab on Grade	8.00	TYPE: Retail Warehouse		WAREHOUSE/INDUSTRIAL		CREDENCE TO MARKET	
Exterior Walls - 11	33.00	STYLE: 1 - 1.0 Story				DEPR. BUILDING VALUE - CARD 2,373,190	
Concrete Block	0.00					DEPR. OB/XF VALUE - CARD 285,110	
Exterior Walls - 21	0.00					MARKET LAND VALUE - CARD 2,968,320	
Face Brick	0.00					TOTAL MARKET VALUE - CARD 5,626,620	
Roofing Structure - 10	18.00					TOTAL APPRAISED VALUE - CARD 5,626,620	
Steel Frame or Truss	5.00					TOTAL APPRAISED VALUE - PARCEL 8,731,730	
Roofing Cover - 04	5.00					TOTAL PRESENT USE VALUE - PARCEL 0	
Built Up Tar and Gravel	17.00					TOTAL VALUE DEFERRED - PARCEL 0	
Interior Wall Construction - 5	17.00					TOTAL TAXABLE VALUE - PARCEL 8,731,730	
Drywall/Sheetrock	8.00					PRIOR	
Interior Floor Cover - 07	8.00					BUILDING VALUE 5,478,300	
Vinyl Tile	1.00					OBXF VALUE 285,110	
Heating Fuel - 03	1.00					LAND VALUE 2,968,320	
Gas	7.00					PRESENT USE VALUE 0	
Heating Type - 04	7.00					DEFERRED VALUE 0	
Forced Air - Ducted	8.00					TOTAL VALUE 8,731,730	
Air Conditioning Type - 03	0.00					PERMIT	
Central	0.00					CODE DATE NOTE NUMBER AMOUNT	
Commercial Heat & Air - 2	15.00					ROUT: WTRSHD:	
Packaged Unit	8.00					SALES DATA	
Structural Frame - 06	0.00					OFF. RECORD DATE DEED TYPE Q/UV/I INDICATE SALES PRICE	
Steel	8.00					BOOKPAGE MOYR	
Ceiling & Insulation - 03	0.00					006770185 6 1982 WD Q V 450000	
Suspended - Ceiling and Wall Insulated	1.000					009160036 3 1994 WD X I 0	
Floor Number - 1	0.00					007830239 4 1989 WD X V 9000	
Floor	0.00					007790615 1 1989 WD X V 600000	
Half-Bathrooms	0					006770802 6 1982 WD X V 1	
BAS - 0 FUS - 0 LL - 0	0						
Plumbing Fixtures	0						
12.00	0						
Office	0						
BAS - 0 FUS - 0 LL - 0	0						
TOTAL POINT VALUE	137,000						
BUILDING ADJUSTMENTS							
Market/Design	2	FACTOR 2	1.0000				
Non-Std Wall	0	Non-Std Wall Height	1.0000				
Height	3	AVERAGE	1.0000				
Quality	Size	Size	0.9200				
Size	Size	Size	0.9200				
TOTAL ADJUSTMENT FACTOR	0.920						
TOTAL QUALITY INDEX	126						
SUBAREA							
TYPE	GS	AREA	%	RPL CS	CODE	DESCRIPTION	COUNT
BAS	90,890	100	4008249	10	09	ASP PAVING	0
CAN	1,065	030	14112	44	10	CON PAVING	0
FIREPLACE	1 - None	0	06	44	0	YARD LTS	0
SUBAREA	91,955	4,022,361	TOTAL OB/XF VALUE				
TOTALS	91,955	4,022,361	TOTAL OB/XF VALUE				
BUILDING DIMENSIONS BAS=W18N100W360S245CAN=S13E95N13W14S5W34N5W47\$E47S5E34N5E279N5E18N140\$.							
LAND INFORMATION							
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT
COMMERCIAL	0700	B-4	0	0	1.0000	0	0.4000
OTHER ADJUSTMENTS AND NOTES							
UPWSCG LOC CL							
TOTAL MARKET LAND DATA							
TOTAL PRESENT USE DATA							